

**Webster Zoning Board of Appeals  
Meeting Minutes – April 28, 2021**

A meeting of the Webster Zoning Board of Appeals was held on April 28, 2021 via remote participation Zoom meeting in accordance with the Emergency Acts of 2020.

**Present:** Chairman Jason Piader, Vice Chairman Dan Cournoyer, Clerk Chris Daggett, Members Dan Fales, and Mark Mason.

**Also Present:** Ann Morgan, Director of Planning & Economic Development; Webster Special town Counsel Attorney Jason Talerman, Talerman Mead & Costa; Webster Building Commissioner / Zoning Enforcement Officer Ted Tetreault.

**1. Call to Order:** Chairman Piader called the meeting to order at 6:02 p.m. The Chairman read the meeting notice from the agenda regarding the Governor’s order about remote participation and the number of people who can convene at the public meeting at one time. Meeting protocols were reviewed. It was noted that anyone wishing to record the meeting for their own use must notify the Chairman in advance. Mr. Piader asked if anyone wished to do so. No one requested to do so. The Chairman directed staff to take attendance of the Board by roll call: Fales - Present; Mason - Present; Cournoyer – Present; Daggett – Present; Piader - Present.

**2. Action Items**

**a. Approval of Meeting Minutes – February 22, 2021 and March 16, 2021.**

Ms. Morgan noted the draft minutes were incomplete for both dates. This item was tabled to the next meeting.

**b. Annual Town Meeting Warrant Articles – Zoning Articles – Board Review and Recommendation to Town Meeting.**

Mr. Piader noted that the warrant for Town Meeting will have an article that proposes changes to Section 650-28 Pre-existing non-conforming buildings. The Board had discussed this issue with Special Town Counsel Jay Talerman during the recent workshop. Mr. Piader asked Ms. Morgan to review the warrant article with the Board. She noted that the Planning Board had met on April 26 and reviewed this article and is recommending passage to Town Meeting. The proposed revisions would resolve ongoing problems with the current bylaw that allows for up to a 25% expansion allowance by right for structures or uses. The issue with this language is that it frequently resulted in the requirement of multiple permits and has led to a major law suit against the Town due to the various interpretations of the language of the by-law. In addition, the change allows for site specific flexibility which varies based on site conditions and zoning district requirements, all of which can be taken into consideration by the Zoning Board of Appeals during the Special Permit process.

Mr. Piader suggested that the Board submit a report to Town Meeting recommending passage of this article noting that the ambiguity of the current language has led to needless litigation for property owners and the Town alike. There were no objections.

Motion to direct staff to submit a report to the Town Moderator and Town Meeting recommending passage of Article 14 regarding revisions to Section 650-28 made by Mr. Cournoyer, seconded by Mr. Fales. Motion passed unanimously 5-0 by roll call vote (Fales - YES; Cournoyer - YES; Mason - YES; Daggett - YES; Piader - YES).

**c. Draft Decision: Variance Application – 30 South Point Road – Gerald Evans (Applicant / Owner); Assessor ID 46-A-25-0; Request for front and side yard variances to construct an accessory structure. Property is located in the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.**

The Board reviewed the draft decision. Board member Dan Fales was not eligible to vote on this decision due to his absence at the February meeting.

Findings F1 through F8. Motion to approve Findings F1 through F8 as drafted made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett - YES; Cournoyer - YES; Mason - YES; Piader - YES).

Ms. Morgan noted that the next four findings, F9 through F12 presented the information outlined by the Applicant on the application form. The Board can approve those findings as edited or add additional language for each and that each finding would require a vote.

Finding F9 – Unique Site Conditions. The Board finds that the Applicant demonstrated that the topography and slopes of the site were unique and that the criteria for this condition has been met. Motion to approve Finding F9 as drafted and edited made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett - YES; Cournoyer - YES; Mason - YES; Piader - YES).

Finding F10 - Hardship. The Board finds that while the Applicant prefers the accessory structure location as presented in the application that there were other options available that did not require the applicant to place the structure 1.5 feet from the road. The Board finds that the standard for hardship has not been met.

Motion to approve Finding F10 as drafted and edited and that the standard for hardship has not been met made by Mr. Cournoyer, seconded by Mr. Mason. Mr. Piader called for a roll call vote on the motion. Mr. Daggett - NO; Mr. Cournoyer - YES; Mr. Mason – YES. The roll call vote was incomplete as Mr. Daggett requested clarification on the motion. Mr. Piader stated that a yes vote would be saying that the Applicant did not meet the standard for hardship. A no vote would be to say that the Applicant had met the standard. The Board asked for a revote. Mr. Piader asked Ms. Morgan what the protocol would be to do so. Ms. Morgan stated that Mr. Cournoyer would have to rescind his motion and Mr. Mason would have to approve.

Motion to rescind the previous vote, to withdraw the motion and withdraw the second to the motion made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett – YES; Mason – NO; Cournoyer – NO; Piader – YES).

Second motion: Motion to approve Finding F10 as drafted and edited and that the standard for hardship has not been met made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously roll call vote (Daggett - YES; Cournoyer - YES; Mason - YES; Piader – YES).

Finding F11. – Public Good. The Board finds that the proposed accessory structure is not a detriment to the public good and is consistent with other properties in the neighborhood. A number of other properties have detached garages. Motion to approve Finding F11 as drafted and edited made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett - YES; Cournoyer - YES; Mason - YES; Piader - YES).

Finding F12. – Zoning. The Board finds that proposed structure does not derogate from the zoning by-law. This is a residentially zoned neighborhood and detached garages are typical of the area. Motion to approve Finding F11 as drafted and edited made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett - YES; Cournoyer - YES; Mason - YES; Piader - YES).

Ms. Morgan noted that draft conditions are presented in the draft decision. Voting to grant the variance would also involve approving conditions. No edits were made to the draft conditions.

Motion to grant the variance with conditions as drafted made by Mr. Cournoyer, seconded by Mr. Mason. Motion failed 2-0 by roll call vote (Daggett – NO; Mason – YES; Cournoyer – YES; Piader – NO). The variance was denied.

Motion to authorize the Director of Planning and Economic Development to sign the decision on behalf of the Board made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 4-0 by roll call vote (Daggett – YES; Mason – YES; Cournoyer – YES; Piader – YES).

### 3. Public Hearings

- a. **Variance Application – 153 Gore Road – Broad Brook Development, LLC (Applicant / Owner); Assessor ID 74-A-1-0: Request for lot size dimensional relief to divide one vacant lot into three house lots. Property is located in the Gore Business District (B5A) and Lake Watershed Protection (LWP) zoning districts. Continued from March 16, 2021.**

Mr. Patrick Doherty was present to discuss the application with the Board. He noted that they had submitted an alternate plan which would divide the existing lot into two lots instead of three. He also submitted a concept plan for the type of house they intend to build on each lot. Ms. Morgan displayed both the revised site plan concept plan on the screen for all to see. Mr. Doherty noted that the new plan would only require side yard setback variances and dimensional lot size variance for both lots. Front yard setback variances were no longer being requested. He noted that they had purchased the lot over 14 years ago and have tried several times to come up with a plan for commercial development which have been unsuccessful due to the topography and other site constraints.

Mr. Piader asked if they were specifically proceeding with requesting just two lots as shown on the amended site plan and no longer seeking three lots. Mr. Doherty responded yes. He added that the houses abutting the property to the north and the south were built on lots smaller than the zoning requires and that they were built more recently. The houses would be far enough from the road to meet the setback requirements. The type and shape of the proposed houses was based on site constraints including topography and width of the lots. Mr. Piader asked if they considered a house type that did not require side yard setback variances. Mr. Doherty stated that it would result in increased construction costs as the houses would have to be narrow and push back into the problematic topography at the rear of the lots. It would also cause problems in providing garages. The current concept including the two car garage underneath each house was important for getting vehicles off of busy Gore Road.

Mr. Piader asked if the Board had any comments. There were none. He asked if anyone from the public would like to speak. No public comment.

Motion to close the public hearing made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously 5-0 by roll call vote (Fales – YES; Mason – YES; Cournoyer – YES; Daggett – YES; Piader – YES).

**b. Special Permit Application - Expansion of pre-existing, non-conforming side yard setback requirements; 70 Bates Point Road; Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0. Property is located within the Lake Residential (LR) and Lake Watershed Protection (LWP) zoning districts.**

The Chairman opened the public hearing and Mr. Daggett, Clerk, read the public hearing notice. The applicant, Dr. Hadeer Shaikhly, was present on the call and he reviewed the application with the Board. Dr. Shaikhly stated that this is a long narrow lot and the existing home is pre-existing, non-conforming. The proposed home would be built above the existing home and in front of towards the street. The proposal is a modern-style home with a car port and a two car garage. The current setback from the house to the side yard is 3.2 feet and 3.6 feet. The 3.2 feet width will be maintained along the side of the new structure. Dr. Shaikhly stated that his neighbor to the right is in favor of this modern-style home. Dr. Shaikhly stated that he believes that this style of home will increase the value of the neighborhood.

Chairman Piader read through the requirements for consideration for a Special Permit under the Town of Webster Zoning By-law, Section 650-1. Dr. Shaikhly responded to each criteria with his answers. Will the structure have an adverse impact on the health and safety of the Town? No. Does the structure encourage the most appropriate use of land? Yes. Does the structure prevent overcrowding of the land? No. The applicant feels this modern style of home will be beneficial for the Town? Yes. Does it conserve values of land and buildings? Yes. Will it increase traffic? No. Will it create an undo change in the population? No, the applicant is the only occupant. Does it provide for adequate light and air? Yes. Will it interfere with sight lines? No. Will it create a fire hazard or other danger? No. Will there be adverse impact on schools, parks, sewer or other public facility? No. Would the Town be required to increase amenities, such as sewer or electricity to the home? No. Will it be detrimental to the future character of the neighborhood? No, the other lots in the area also have dimensional variances. Will this be detrimental to the future character of the Town? No. The applicant stated that there are other modern homes on the Lake. Mr. Piader asked if the Board had any comments or questions. There were none.

The Chairman opened the hearing to public comment. Frank Yacino, 72 Bates Point Road, was present on the call and also submitted written comments. Ms. Morgan shared the comments on the screen for all to see. He stated that if the original home is torn down and a new home is built, the required setback would then be 10 feet. He feels that this home would be detrimental to the neighborhood. There is a 14 foot drop in elevation on the lot. They will have to dig for footings and the earth is gravel in that area. Storage of material, as shown on the plan, is close to the Lake. Mr. Yacino stated that he thought the old house currently on the lot was going to be torn down and not incorporated into the new house. He raised concerns about the impacts of construction techniques that need to be used to connect the old foundation to the new house, in particular the height of walls and backfill required.

Ms. Morgan reviewed the comments from the other Town departments. This project will have to be reviewed by the Conservation Commission. She noted that the lot coverage is met and does not require a Special Permit from the Planning Board.

Nathan Bazinet, 74 Bates Point Road, was concerned about the home not keeping with the character of this neighborhood. The garages on 72 and 74 Bates Point Road are set further back from the road. Mr. Piader asked if the Building Commissioner looked at this application and reviewed the front yard setback. Mr. Tetreault was on the call and stated that he did not see an issue with the setbacks. Mr.

Bazinet was also concerned about the home blocking light or air from his property and for the direct abutter. He noted that Section 650-21 of the Zoning By-law, which lays out requirements for setbacks in the Lake Residential zoning district which, is where this property is located, and he is concerned about the front yard setback in relation to the other homes in a 300 foot radius in the area. Ms. Morgan will review that section of the bylaw.

There were no further comments from the Board or from the public. Mr. Piader stated that the hearing should be continued to the next meeting so staff could review the Zoning By-law further and new information could be considered as part of the exhibits.

Motion to continue the hearing to the next meeting date of May 25, 2021 at 6:00 pm made by Mr. Mason, seconded by Mr. Fales. Motion passed unanimously 5-0 by roll call vote (Fales – YES; Mason – YES; Courmoyer – YES; Daggett – YES; Piader – YES). Ms. Morgan advised that the hearing is still open for public comment until May 25, 2021.

- c. **Appeal of Zoning Violation Citation for Operating a Saw Mill in a Multi-Family Residential Zoning District; 4 Bartlett Street; Nathan LeBaron (Applicant), Church of Firstborn Kahal Hab' (Owner); Assessor ID 14-B-13-0; Property is located within the Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.**
- d. **Variance - To construct a live-in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street (Assessor ID 14-B-13-0); Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant). Said site is located both Multi-Family Residential (MFR) and Business with Sewer (B4) zoning districts.**

Mr. Daggett read the public hearing notice for the appeal application. Mr. Piader asked Counsel to speak to the appeal of the zoning violations and advise the Board as the procedure that can be taken. Mr. Talerman noted that there were three preliminary matters the first being that there was considerable overlap in the request for variance. The second matter was whether or not the fees for the appeal were paid. His understanding was that the fees for the variance were paid. The third matter related to whether Mr. LeBaron was present for these hearings.

Mr. Piader asked the Board their opinions on opening the variance application for the live in office and taking both matters together rather than taking them individually. Mr. Mason stated that taking them together was fine with him. Mr. Daggett noted that sensitivity and the lengthy list of the different applications and violations it may be beneficial to go through them each so that everyone can have a good grasp on the scope of each one. Mr. Talerman stated that he agrees but that they could both be open at the same time so that they don't duplicate some the same baseline facts such as where is the property, what it the use of the property. He agreed that each have different elements and burdens of proof and each should be dealt with separately. They could be open at the same time so that the Board doesn't have to hear the facts twice.

Mr. Piader asked each member if it was okay to have both hearings open at the same time. All agreed. Mr. Daggett read the public hearing notice for the variance application for 4 Bartlett Street.

Mr. Piader asked if both application fees had been paid. Ms. Morgan stated that the fees for the variance were paid but not for the appeal noting the Applicant does not feel he is required to pay both. Mr. Piader asked Counsel if that creates a procedural issue. Mr. Talerman stated yes as it is a jurisdictional

requirement that he pay a fee to proceed with the application. Generally speaking, it is good practice that if the Applicant still wants to proceed with this application is to hold that in abeyance rather than deny it on the spot and give him a chance to pay it on a continuance but the Board would have to hear from the Applicant first. He recommended that the Board not hear the application before that fee was paid.

Mr. Piader asked if Mr. LeBaron was present. Ms. Morgan stated that she did not see him present. The link to the meeting was sent to him by multiple parties including by her. Mr. Piader asked Counsel if the Board should take testimony from Mr. Tetreault on the appeal in the absence of the Applicant. Mr. Talerman stated that he didn't believe that Mr. Tetreault had to justify his position. The variance application is very Applicant specific. An appeal a little less Applicant specific. With a variance it is all the Applicant's burden to show uniqueness and specific hardship. It would be difficult for him to conceive why the Board would entertain something if the Applicant isn't present. The only question the Board would have to conceive of would be to close the hearings and deny the applications for lack of prosecution and lack of payment. He noted that there was another flaw in the appeal in that he appears to appeal two of Mr. Tetreault's orders but the older one regarding the trucks and uses on site was not appealed in a timely manner. The bigger question is whether or not you wish to give the Applicant, who has been well informed of the process and is obviously no stranger to process, more time or close the hearings and deny for lack of prosecution. Normally if the Applicant makes some kind of effort or is unavailable you give them a second chance. The Applicant is obviously seeking other redress for the Town's actions to which he will not comment on at this time as it is not on the agenda. Maybe he feels that is sufficient to satisfy his rights. Mr. Talerman stated that he would not oppose or think it is unwise to close and vote on whether or not he has failed his meet his burden. He wouldn't quibble if the Board wanted to continue out a month and give him a second chance.

Mr. Piader stated that the Board's practice has been to continue a public hearing to a second date, which is May 25th, and give the Applicant an additional opportunity to appear on the variance application. Ms. Morgan asked if they should be seeking payment for the appeal application as well. Mr. Piader stated that the variance applicant was properly before the Board and is of the opinion to continue both hearings. The Board can address the issue of non-payment at the continued hearing date. Mr. Piader stated that he didn't see any harm in keeping those open rather than just stating that there's a procedural issue that causes his appeal to be denied based on a procedural matter. He further stated that he would like to treat this Applicant the same as every other applicant that comes before the Board. The Board has continued applications for other applicants based on their failure to appear even when the Board has not been given notice in advance. This applicant should not be treated any differently.

Motion to continue both the appeal of the zoning violation and variance application to May 25, 2021 at 6:00 p.m. made by Mr. Cournoyer, seconded by Mr. Fales. Motion passed unanimously 5-0 by roll call vote (Fales – YES; Cournoyer – YES; Mason – YES; Daggett – YES; Piader – YES).

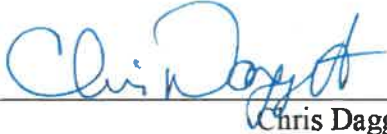
#### 4. Other

Mr. Piader noted that he had recently attended a workshop on writing defensible decisions. One of the presenters at the workshop recommended that Planning Boards and Zoning Boards of Appeal have consistent rules of procedure not only for the public but for guiding those boards as well. He stated that he's been working on a draft set of procedures for the Board to consider at a later meeting. He hoped to have that draft sent to everyone before the next meeting.

5. **Next Meeting Date** – The next meeting will be held on Wednesday, May 25, 2021 at 6:00 p.m. via remote participation.

6. **Adjournment**

Motion to adjourn the meeting made by Mr. Cournoyer, seconded by Mr. Fales. The motion passed unanimously 5-0 by roll call vote: Fales - YES; Mason - YES; Daggett - YES; Cournoyer –YES; Piader - YES. The meeting was adjourned at 7:38 p.m.



Chris Daggett, Clerk



5/25/21  
Date

**EXHIBITS**

**Public Hearing 2a. Variance Application – 153 Gore Road – Broad Brook Development, LLC (Applicant / Owner); Assessor ID 74-A-1-0: Request for lot size dimensional relief to divide one vacant lot into three house lots.**

- Email from Applicant to Planning Department; Additional Information and Draft Site Plan; prepared by MidPoint Engineering; submitted on March 2, 2021; 3 sheets.
- Plan and Concept Drawing; ZBA Variance Plan Alternate, Conceptual Subdivision, 153 Gore Road, Webster, MA 01570; prepared by MidPoint Engineering; submitted March 11, 2021; 2 sheets.
- Town of Webster, MA Request for Continuance of Public Hearing and Extend Decision Deadline; signed by the Applicant and approved by the Board on March 16, 2021; 1 page.

**Public Hearing 2b. Special Permit Application - Expansion of pre-existing, non-conforming side yard setback requirements; 70 Bates Point Road; Hadeer Shaikhly (Applicant / Owner); Assessor ID 50-A-37-0.**

- Application Packet prepared and submitted by the Applicant; received March 4, 2021; including the following:
  - Special Permit Application form; 3 pages.
  - Certified Abutters List prepared by Town Assessor; dated February 18, 2021; 3 pages.
  - Quitclaim Deed; Worcester District Registry of Deeds Book 55476, Page 332; dated June 15, 2016; 1 page.
  - Concept Photos; not dated; color;.8 ½ x 11”; 2 pages.
  - Site Plan; prepared by HS&T Group, Inc.; dated February 18, 2021; 2 sheets.
- Zoning Board of Appeals Public Hearing Notice; filed with the Town Clerk on March 23, 2021; 1 page.
- Department Comment Form submitted by the Highway Department on February 25, 2021; 1 page.
- Department Comment Form submitted by the Water and Sewer Departments on February 25, 2021; 1 page.
- Department Comment Form submitted by the Police Department on February 26, 2021; 1 page.
- Department Comment Form submitted by the Conservation Agent on February 25, 2021; 1 page.
- Comments submitted by Greg Bazinet, 74 Bates Point Road; received April 26, 2021; 2 pages.

- Comments submitted by Greg Bazinet on behalf of Frank Yacino, 72 Bates Point Road; received April 28, 2021; 2 pages

**Public Hearing 2c. Appeal of Zoning Violation Citation for Operating a Saw Mill in a Multi-Family Residential Zoning District; 4 Bartlett Street; Nathan LeBaron (Applicant), Church of Firstborn Kahal Hab' (Owner); Assessor ID 14-B-13-0.**

- Notice of Appeal Pursuant to M.G.L. c.40A, Section 14 and Webster Zoning By-law Section 650-28, Article III and RLUIPA (Religious Land use Institutional Persons Act, 42 U.S.C. Section 2000cc et seq. and Motion for Leave to Appeal Finding of Violations of 650-36 Offensive Uses, 650-26 Unregistered, Inoperable Vehicles and 650-40 Trailers and Mobile Home and Order to Remove All Heavy Equipment, Commercial Trucks, Unregistered Vehicles, and Trailers.' submitted by Nathan Marquis LeBaron, CFB President and Sole Corporation; not dated; received March 11, 2021; 7 pages.
- Correspondence from Nathan LeBaron to the Webster Building Commissioner / Zoning Enforcement Officer; Request for Variance Pursuant to G.L. c.40A, Section 10 Request for Public Hearing; dated March 10, 2021; 1 page.
- Zoning Violation Letter re: 4 Bartlett Street from the Webster Building Commissioner / Zoning Enforcement Officer; sent to Nathan LeBaron via Certified / Return Receipt First Class Mail; dated March 4, 2021; 6 pages. Includes attachments and Return Receipt from the United States Post Office demonstrating that the letter was received on March 5, 2021.
- 2019 Aerial Photograph of the Site; Town of Webster On-Line GIS Platform; dated March 11, 2021; color; 8 ½ x 11"; 1 page.
- 2019 Aerial Photograph of the Site Including Zoning Districts; Town of Webster On-Line GIS Platform; dated March 11, 2021; color; 8 ½ x 11"; 1 page.
- Certified Abutters List issued by the Webster Assessor on March 11, 2021; received March 11, 2021; 4 pages.
- Site Photos taken March 15, 2021; color; 8 ½ x 11"; 5 pages.
- Town of Webster Zoning Board of Appeals – Appeal Application Form submitted by the Applicant / Owner; received March 15, 2021; 8 pages.
- Zoning Board of Appeals Public Hearing Notice; filed with the Town Clerk on March 23, 2021; 1 page.
- Department Comment Form submitted by Water and Sewer Departments on March 25, 2021; 1 page.
- Department Comment Form submitted by Police Department on March 25, 2021; 1 page.
- Department Comment Form submitted by Conservation Agent on March 25, 2021; 1 page.
- Department Comment Form submitted by Building Department on March 29, 2021; 1 page.

**Public Hearing 2d: Variance - To construct a live-in office and to operate a church-owned tree business including storage of vehicles, equipment, mobile homes and trailers on property located at 4 Bartlett Street (Assessor ID 14-B-13-0); Nathan LeBaron / Firstborn Church of Kahal Hab' (Owner Applicant).**

- Application Packet prepared and submitted by Applicant / Owner; received March 26, 2021; including the following:
  - Variance Application form; 39 pages; Includes attachments:
    - Notice of Request for Variance and Appeal of Various Decisions by Code Enforcement Pursuant to M.G.L. c.40A, Sections 10, 14 and Webster Zoning By-law Section 650-28, Article



- III and RLUIPA (Religious Land Use Institutional Persons Act, 42 U.S.C. Section 2000cc and Motion for Leave to Appeal for Variance re: Findings of Violations of 650-36 Offensive Uses, 650-26 Unregistered, Inoperable Vehicles and 650-40 Trailers and Mobile Home and Order to Remove All Heavy Equipment, Commercial Trucks, Unregistered Vehicles, and Trailers.
- Consolidation Request for Variance within the Appeal to be Heard Under One Filing Fee with Attached Notice of Request for Variance.
  - Zoning Violation Letter re: 4 Bartlett Street from the Webster Building Commissioner / Zoning Enforcement Officer; sent to Nathan LeBaron via Certified / Return Receipt First Class Mail; dated March 4, 2021; 1 page.
  - Zoning Violation Letter re: 4 Bartlett Street from the Webster Building Commissioner / Zoning Enforcement Officer; sent to Nathan LeBaron via Certified / Return Receipt First Class Mail; dated August 31, 2020; 1 page.
  - Letter re: Fence surrounding the property located at 4 Bartlett Street; from the Webster Building Commissioner / Zoning Enforcement Officer; sent to Nathan LeBaron via Certified / Return Receipt First Class Mail; dated March 4, 2021; 1 page.
  - Correspondence from Conservation Commission Office re: Blueprint for 4 Bartlett St. Webster CFB Office; dated August 21, 2021; 1 page.
  - Old Hickory Buildings Order Sheet to Nathan LeBaron; dated February 10, 2020; 1 page.
  - Correspondence to the Zoning Board of Appeals from Nathan LeBaron; Motion to Consolidate Request for Variance with the Appeal to be Heard Under One Filing Fee with Attached Notice of Request for Variance; dated March 24, 2021; 3 pages.
  - Correspondence from Nathan LeBaron to the Zoning Board of Appeals; Motion of Justin Michael Bell of 30 Alton Drive, Dudley, MA to Intervene; dated March 24, 2021; 3 pages.
  - Correspondence from Nathan LeBaron to the Zoning Board of Appeals; Motion of Joel Edward Griffith of 30 Alton Drive, Dudley, MA to Intervene; dated March 24, 2021; 3 pages.
  - Correspondence from Nathan LeBaron to the Zoning Board of Appeals; Motion of Richard John Graves of 17 Court Street, Boston, MA to Intervene; dated March 24, 2021; 3 pages.
  - Correspondence from Nathan LeBaron to the Zoning Board of Appeals; Motion of Andrew Mallory, Jr of MCI Norfolk, 2 Clark Street, Norfolk, MA to Intervene; dated March 24, 2021; 3 pages.
  - Certified Abutters List prepared by Town Assessor; dated December 23, 2021; 3 pages.
  - Quitclaim Deed; Worcester District Registry of Deeds Book 40668, Page 365; dated February 14, 2007; 3 pages.
  - Project Description; Variance Application – 153 Gore Road; prepared by MidPoint Engineering; dated December 23, 2020; 1 page.
  - Project Location; 153 Gore Road; Webster GIS On-line Platform; dated December 23, 2020; 1 page.
  - Zoning Board of Appeals Public Hearing Notice; filed with the Town Clerk on January 7, 2021; 1 page.
  - Department Comment Form submitted by the Conservation Agent on January 12, 2021; 1 page.
  - Department Comment Form submitted by the Highway Department on March 30, 2021; 1 page.

